

Wellesley Office Park - Smart Growth Rezoning (40R)

Environmental Strategies

February 28, 2019

Overall Objective: The redevelopment of Wellesley Office Park will promote long-term sustainability and the protection of the environment around it.

Numerous strategies are being considered to improve sustainability and to enhance protection of the adjacent natural resources, including:

- Reduction of individually occupied vehicles accessing the site.

Encouragement of various program types (housing, office, service retail) to allow occupants to stay on site.

Reduction of energy use on the property as it is redeveloped, specifically focused on reducing GHG emissions.

Enhancement of the quality of natural resources on and adjacent to the property.
- Reduction of the use of other resources used by property occupants (water, sewer, electricity).

Management and mitigation of the impacts of flooding on the site and adjacencies.

Implementation of best practice stormwater management measures

Minimization of material and energy resources that will be used in the redevelopment process.

|   | Phase I Goals<br>Approximately 350 Residential Units (Replacing Office Building #40)  | Phase II Goals<br>First Building Constructed After Completion of Phase I, and thereafter  |
|---|---|---|
| Overall Site Planning, Development and Management   |   |   |
| Reduce urban heat island effects  | Use of light colored hardscape materials, light colored roofs, and installation of shade trees in development area.<br>Minimize the removal of existing trees   | Use of light colored hardscape materials, light colored roofs, and installation of shade trees through out the site. Minimize the removal of existing trees   |
| Reduce outdoor water use  | Study feasibility of irrigation wells and/or rainwater harvesting to separate irrigation systems from potable water supply.<br>Use of drought resistant plantings and permeable pavers where possible                                     | Study feasibility of irrigation wells and/or rainwater harvesting to separate irrigation systems from potable water supply.<br>Develop a comprehensive landscaping plan for the park and utilize native, drought tolerant landscaping to reduce irrigation demand                 |
| Stormwater Management - reduction and quality improvements  | Introduce new Stormwater Management System on Phase I site to reduce peak rates of runoff and improve water quality   | Introduce new Stormwater Management System on Phase II site resulting in reduced peak rate of runoff and improved water quality. Replace impervious area with permeable green surface. Integrate Low Impact Development elements  |
| Enhancement of open space   | Work with DCR for enhancement of public access to public open spaces  | Work with DCR on enhancing public access to the trail along the Charles River   |
| Protection of floodplain  | Provide compensatory storage as required, and additional storage if possible  | Provide compensatory storage and install rain gardens on site   |
| Wetlands/natural resource protection  | Reduce impervious surfaces and introduce modern stormwater management system to replace existing outdated system. No new disturbance to naturally vegetated areas. Water quality improvements resulting from Stormwater Management system | Reduce impervious surfaces and introduce modern stormwater management system to replace existing outdated system. Riverfront and Buffer Zone Restoration. No new disturbance to naturally vegetated areas. Water quality improvements resulting from Stormwater Management system |
| Site energy saving  | Install low energy site lighting with minimal lighting spill / dark sky fixtures  | Install low energy site lighting with minimal lighting spill / dark sky fixtures  |
| Reduction of individual vehicular access to site  | Implement robust Transportation Demand Management (TDM) Program. Provide sheltered bicycle parking. Provide shuttle to public transit   | Expand the TDM Program to all uses and enhance the elements of the program to include specific measures targeted to the users of the office parking to reduce overall traffic and parking demands   |
| Manage landscapes using natural materials and reduce use of chemicals for landscaping and maintenance | Use of native and adaptive plantings and natural fertilizers, if needed   | Use of native and adaptive plantings and natural fertilizers, if needed   |
| Individual Building Development   |   |   |
| Design and construction of buildings with reduced consumption of water and sewer services             | Introduce low flow fixtures for Phase I   | All future buildings will be planned to use low water use fixtures and systems  |
| Design and construction of buildings with very high energy efficiency                                 | Install high efficiency heating and cooling systems. Use efficient lighting controls. Install high performance building envelope. Use on-demand hot water heaters in Phase 1 residential building   | Future buildings will be planned to Install high efficiency heating and cooling systems, use efficient lighting controls, and install high performance building envelope  |
| Minimize construction waste   | Develop a Waste Management Plan, plan construction to minimize waste, and recycle construction waste when possible  | Develop a Waste Management Plan, plan construction to minimize waste, and recycle construction waste when possible  |
| Bicycle Facilities  | Install exterior bicycle parking proximate to the building entrance and secure bicycle parking within the parking garage or building  | Develop "Complete Streets" in the park and provide new bike lanes and bike parking  |
| Electric Vehicle Charging   | Install electric vehicle charging stations for use by residents of the project  | Install electric vehicle charging stations throught the office park   |
| Flood Prevention  | FFE of structure more than 1' above flood elevation (exceeding code requirement)  | FFE of structure more than 1' above flood elevation (exceeding code requirement)  |